

**Planning and Development  
Fees and Charges - August, 2009**

<b>Zoning Permit Fees**</b>	<b>Zoning Fee + 4% Technology Fee</b>	<b>Fees for Additional Planning &amp; Development Services</b>	<b>Zoning Fee + 4% Technology Fee</b>
Residential Zoning Permit:**	\$25/ unit + \$1/ unit	<b>Rezoning:</b>	
<b>Site Plan Review:**</b>		1 lot < 1 acre	\$364
Flexible Development Standards	\$52	2-4 lots or 1-3 acres	\$468
Alternative Landscape Compliance	\$52	4-9 acres	\$572
<b>Level I Small Project, including:**</b>		10-25 acres	\$780
Changes of use (new use is not a higher impact use)		25+ acres	\$988
Tents and temporary permits		<b>Conditional Zoning:**</b>	
Projects < 500 square feet	\$26	1 lot < 1 acre	\$364
<b>Level I Site Plan Review, including:**</b>		2-4 lots or 1-3 acres	\$468
Commercial projects: 501 - 1500 square feet		4-9 acres	\$780
Additions > 500 sqft	\$104	10-25 acres	\$1,612
Resubmittal / Revision	\$52	25+ acres	\$2,132
<b>Level I Site Plan Review, including:**</b>		*Final TRC/Resubmittal Fee	\$104
Projects >1,500 square feet, including:		<b>Subdivision:</b>	
Cellular communication tower collocations		Minor	\$52 + \$10.40/lot
Changes of use to higher impact	\$208	Four Lot Subdivision (Alternative Access Subdivision)	\$156 + \$26/lot
Resubmittal / Revision	\$52	Subdivision Recombination	\$52
<b>Level II Site Plan Review:**</b>		Major (Preliminary Plat)	\$156 + \$26/lot
Commercial 35,000-100,000 sq. ft.		Subdivision Modification	\$156
Industrial: >100,000 and > 15 acres		<b>Addresses:</b>	
Additions that are 25% greater than the existing gross floor area	\$572	Building, Structure, or Lot Addresses	\$26 ea.
Residential 20-50 units; and		New Subdivision with any number of lots with new public or private street(s)	\$260 + \$5.20/add
Non residential uses > 10,000 sqft located in residential district & additions of >10,000 sqft to non-residential uses located in residential district	\$468	<b>Signs:**</b>	
<b>Level III Site Plan Review:**</b>		Signs - \$1.50 per sq.ft-minimum = \$50, 2 face sign/same	
Commercial > 100,000 sq. ft.		Replacement panel using existing freestanding structure	\$52
Commercial, mixed use > 45,000 sq. ft. within 1/2 mile of CBD	\$1,300	light box or wall mount	\$26
Residential of more than 50 units	\$572	Temporary Sign Permits or A-frames	
Major Subdivisions with 50 or more lots	\$572	<b>Board of Adjustment:</b>	\$208 each + \$52
All Level III TRC /Resubmittal Fee	\$104	Variances (Zoning & Sign)	ea. add. variance
<b>Conditional Uses: **</b>		Interpretations/Appeals	\$520
Cell Towers	\$4,212	<b>Miscellaneous Fees:</b>	
Adult Uses	\$676	Home Occupation Permits	\$52
All others	\$363	Neighborhood/Developer Meeting-Mailings	\$30
* Final TRC /Resubmittal Fee Review	\$104	Unified Development Ordinance (UDO) Book	\$35
<b>HRC Major Works:**</b>		Asheville City Development Plan 2025 ..... Book	\$50
Residential	\$52	Asheville City Development Plan 2025 .....CD	\$10
Commercial	\$78	Compliance Letter-Fee Varies Based on Size of Project	per application
		Zoning Letter	\$26
		Wording Amendments	\$520
		Small Area/Neighborhood/Corridor Plans	\$25

\* If construction work has been initiated prior to the issuance of one or more of the above permits or reviews, the applicable fee(s) shall be double the amount.